

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: November 17, 2005

ITEM NO. 9

CASE NUMBER/ PROJECT NAME	86-DR-2005 Dr.s Vander Schaaf & Douglas Beischel		
LOCATION	7342 East Thomas Road		
REQUEST	Request approval of a site plan and elevations for the remodel of a medical office façade and landscape renovations.		
OWNER	Drs Vander Schaaf & Douglas Beischel Dds 480-994-5225	ENGINEER	N/A
ARCHITECT/ DESIGNER	Fifer Design Studio 480-733-2631	APPLICANT/ COORDINATOR	Marty Fifer Fifer Design Studio 480-733-2631
BACKGROUND	Zoning. The site is zoned S-R (Service Residential)		

Context.

The site is located at the northwest corner of Thomas Road and Civic Center Plaza. The site contains a building that previously housed the Word of Life Christian Church and was originally constructed in the 1970's.

Adjacent Uses:

- North: To the north is the Southwest Oncology Center in a C-4 zone.
- South: Across Thomas Road to the south is a Salt River Project well site as well as the Center for Radiation Therapy in a S-R zone.
- East: Across Civic Center Plaza to the east is The Vintage apartment complex in a R-5 zone.
- West: To the immediate west is a vacant medical office building in a S-R zone.

APPLICANT'S PROPOSAL

Applicant's Request.

The request is for approval of exterior building renovations and color improvements, landscaping modifications and site landscaping upgrades for an existing single-story building. The existing footprint of the building will not be changed. The existing turf and high water use landscaping will be removed and replaced with low water use trees and shrubs and decomposed granite. The parking lot will be resurfaced and restriped. The building will receive new design elements including metal roofing, colorful sand finished stucco, clear anodized window frames and metallic trellises. The building will be equipped with a new automatic fire sprinkler system.

Development Information:

- Existing Use: Single story vacant building
- Proposed Use: Dental Office
- Parcel Size: 26,619 Square feet
- Building Size: 6,849 Square feet
- Building Height Allowed: 18 feet
- Building Height Proposed: 18 feet
- Parking Required: 28 spaces
- Parking Provided: 29 spaces

DISCUSSION

The proposed modifications are intended to improve the appearance of this existing building and to give it a greater street presence. Access to the site is from two driveways along Civic Center Plaza along the east side of the property. No access is available from Thomas Road to the south.

KEY ISSUES

- Proposed elevation modifications include color; stucco finish and trellises plus minor landscape improvements. No changes are being made to the building footprint, parking lot, site plan or site access locations.
- Currently, the parking lot for this building exists as a separate parcel. As part of this project, the applicant will also be required to tie the two parcels.

OTHER BOARDS AND COMMISSIONS

- Case 20-DR-1976 gave the original development approval for the building back on March 18th, 1976.
- Case 44-ZN-1965 established the current zoning district for the subject site and was approved on January 4, 1966.

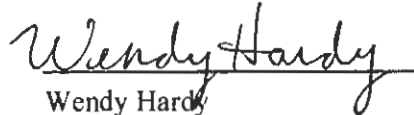
STAFF**RECOMMENDATION**

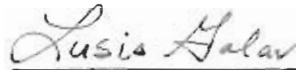
Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

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Planner
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E-mail: whardy@ScottsdaleAZ.gov

APPROVED BY


Wendy Hardy
Report Author


Lusia Galav, AICP
Current Planning Director
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



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Mesa, Arizona 85210
480-733-2631 Phone
480-733-2749 Fax

86-DR-2005
REV: 10/27/2005

October 26, 2005

Building Remodel for a New Dental Office

Existing Conditions

Our proposed project is located at 7342 East Thomas road (at the northwest corner of Thomas Road and Civic Center Boulevard). The project site is currently broken into two parcels (we intend to tie into one per this scope). The 6849 square foot building sits on the southern portion of the site with the parking lot to the north half of the site. Since the building was designed for medical use back in 1968, the site has sufficient parking for our new project. The existing parking lot/site has sufficient drainage.



The existing landscape consists of grass on the south side of the site and hardscape on the north portion. There are some deciduous trees along the perimeter of the site but have not been maintained.

The existing building consists of 8" thick exterior load-bearing masonry walls with interior load-bearing masonry walls. These interior walls break-up the interior in four sections with four entries – two on the south side and two on the north side. The existing ceiling is about 8 feet tall with no flexibility or additional height.

There are very few exterior windows throughout the exterior envelope. The existing south and north entries consist of existing storefront windows/doors. The east and west elevations have 16" wide and 4' tall windows sporadically placed.

The existing neighborhood is comprised of many types of architectural styles with inconsistent patterns of materials, colors, textures and landscaping. Some buildings have been left in disrepair or neglected.





New Ownership/Design:

Drs. Beth Vander Schaaf and Douglas Beischel currently practice family dentistry within a few-hundred feet of our proposed site. According to them: "We have driven past the site for the past twelve years and we have never noticed the building until the "For Sale" sign went up!" They decided to purchase the building in order to expand their existing busy practice while leasing the remainder unused space to medical / dental specialist practice.

Using this space for their intentions would require the following:

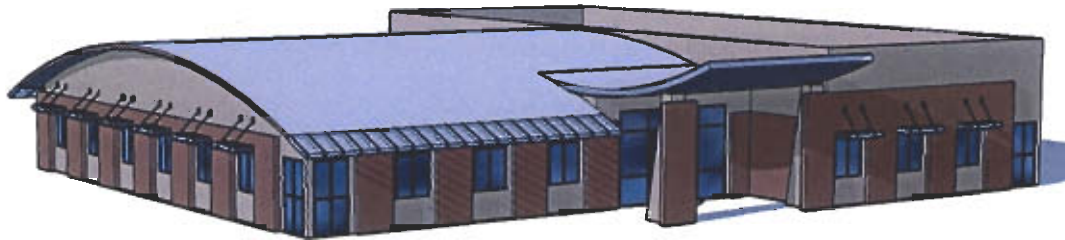
- 1) Design an open plan for more flexible design/use (remove the interior load bearing walls).
- 2) Raise the roof structure to accommodate a marketable ceiling height in the proposed medical/dental use.
- 3) Change the dual building entry into one central entry (for two tenants) directly accessible to the existing parking lot.
- 4) Modify the existing building envelope with more windows to the exterior so that it will be more marketable for the current medical/dental occupancy market.
- 5) Provide new mechanical units that will be screened by a parapet wall (similar to the existing).
- 6) Provide a sculptural design that will be in iconic node into an existing community that has very little identity. The design esthetic shall have a contemporary appearance. The desired materials are metal roofing, colorful sand finished stucco, clear anodized window frames and metallic trellises.
- 7) They would like to re-landscape the existing site with low-water use trees and shrubs. We also intend to expand the south retention (the site has adequate retention as is) area which will allow the landscape to slope up toward the building. The sidewalk from the south face of the building and Thomas Road will be removed since there will be no southern entry.
- 8) New signage will be added to the building on the exterior walls and a new monument sign (under a separate permit).
- 9) The building will be equipped with a new automatic fire sprinkler system.
- 10) The dentist would like to occupy the western half of the building so that there treatment rooms would face a shaded landscape area on the west elevation (this area is currently well vegetated and within 25 feet of their neighbor's building. They wanted large windows that are centered on each treatment room. They also wanted a secondary entrance for themselves and their staff (very typical for medical/dental use).

The new design consists of two major sections:

- 1) The bowstring roof structure is placed on the east portion of the building so that it would be most visible from the intersection of Thomas Road and Civic Center Boulevard.
- 2) The bowstring roof structure will run north and south having a steel trellis structure with a perforated metal screen to providing shade to the new windows. This trellis will overhang the building on the north and south sides four feet and two feet on the east side (since the building rests right on the east building setback line).
- 3) The metal roofing structure will alter at the new front (north) entry – giving the appearance that it is being peeled up inviting people into the building. This will give a direct sense of entry while providing north facing sunlight into the entry lobby areas. This roof structure is supported by two columns (with stone veneer –matching the existing site walls) with a tapered profile. The entry beams will be supported by steel struts at 30° angles.
- 4) The western portion of the building will be a parapet wall system that will house the mechanical units (screened from view). The profile of this new parapet wall would be bowed in section to mimic the curved theme throughout. A new steel trellis system will span along the entire perimeter of the parapet wall system – providing shade for the new windows.

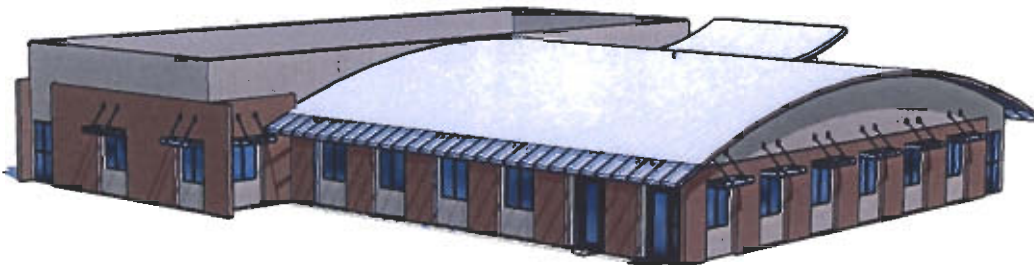
- 5) The parking lot will be re-stripped and re-surfaced (to maintain existing slopes). Two new ADA compliant spaces will be added with new accessibility ramps. All parking spaces will meet the current ordinance requirements.

Rendering at Northeast Corner

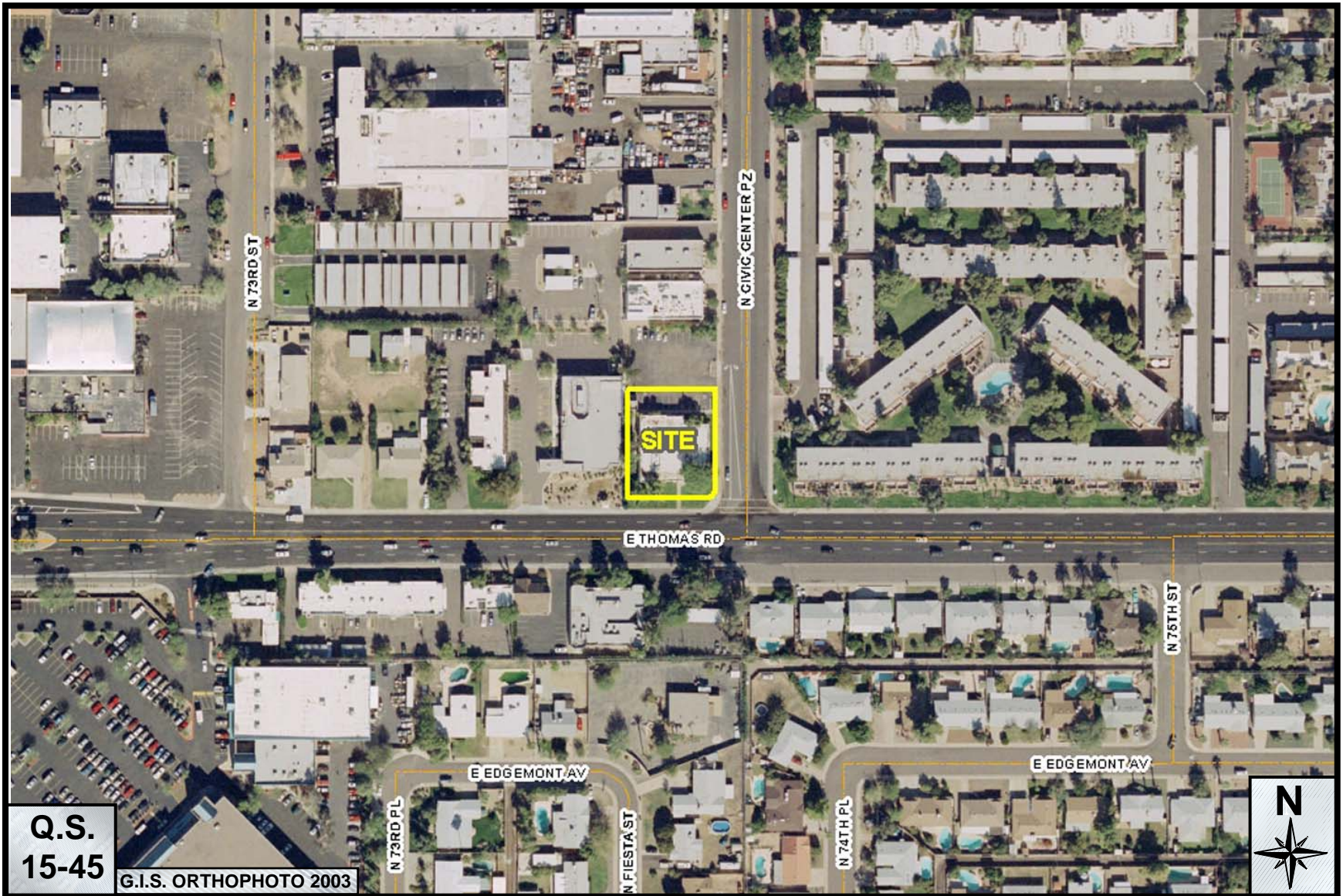


Rendering at Northwest Corner

Rendering at Southeast Corner



Rendering at Southwest Corner



Dr. Vander Schaaf & Douglas Beischel

86-DR-2005

ATTACHMENT #2



Q.S.
15-45

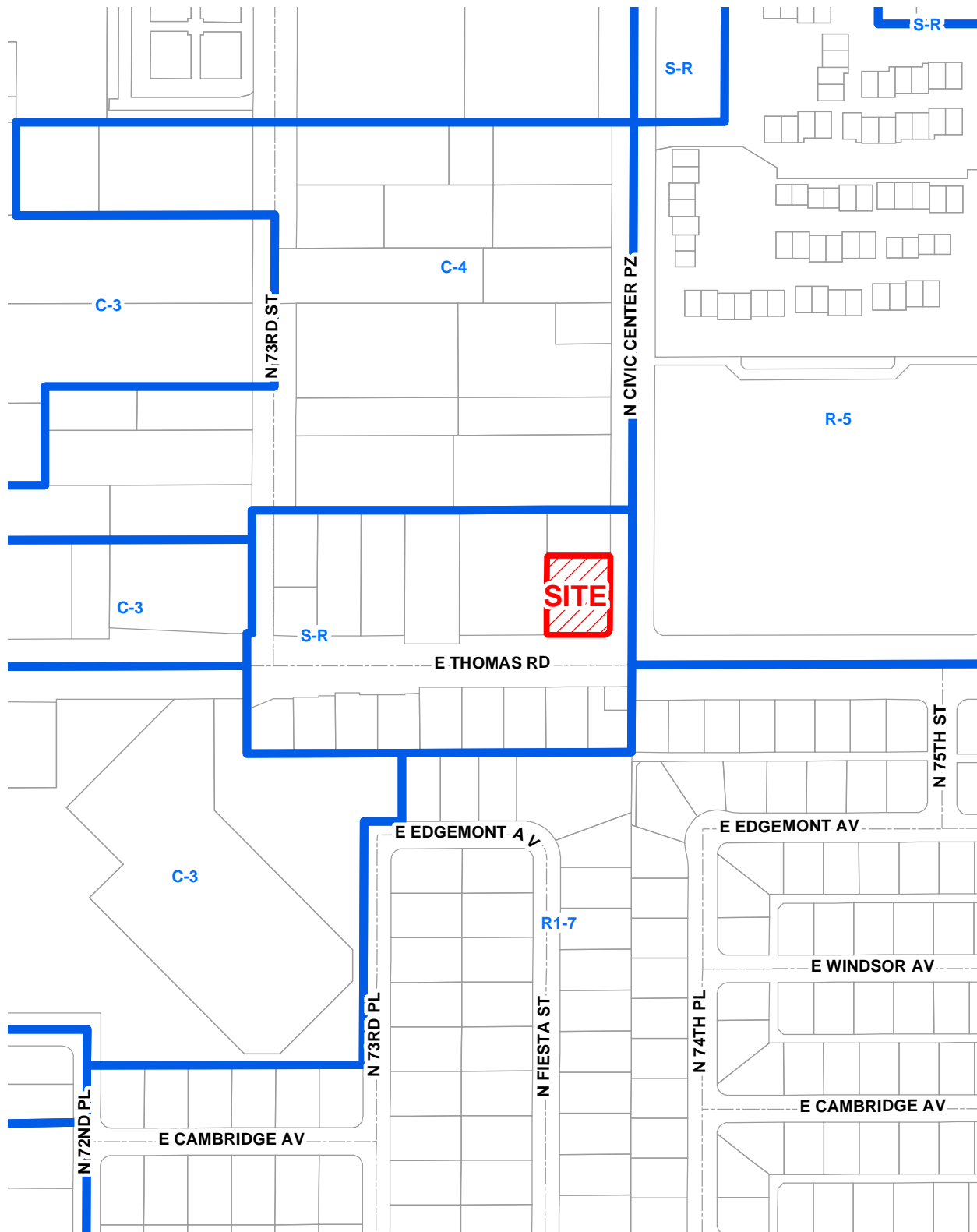
G.I.S. ORTHOPHOTO 2003



Dr. Vander Schaaf & Douglas Beischel

86-DR-2005

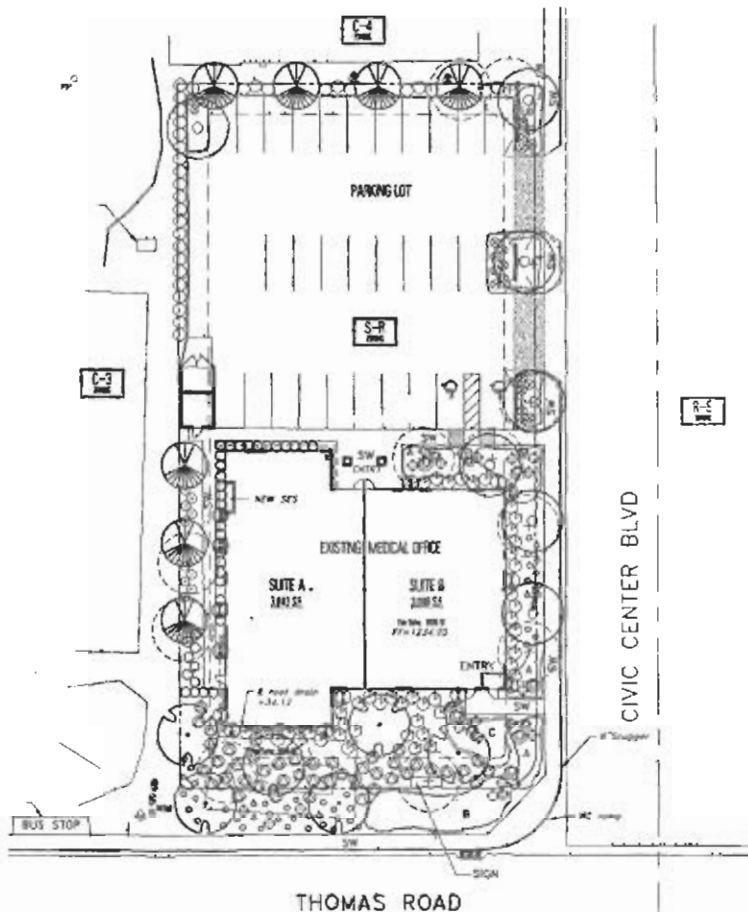
ATTACHMENT #2A



86-DR-2005

ATTACHMENT #3

I



CONCEPTUAL PLANTING PLAN



0 20 40 60

PROPOSED PLANT PALETTE

TREES	SIZE/REMARKS
EXIST. EUCALYPTUS AND BOTTLE TREES TO BE REMOVED (NOT ON C.O.S. PROTECTED LIST)	
DALBERGIA SISSOO DALBERGIA	1" CAL: MATCHED
ULMUS PARRIFOLIA EVERGREEN ELM	1" CAL: MATCHED
CERCIDUM "O.MUSEUM" "DESERT MUSEUM" PALM VERDE	3" CAL: MATCHED
SHRUBS	
TECOMA "SUNRISE" "SUNRISE"	5 GAL
CARISSA GRANDIFLORA "TUTTLE" TUTTLE'S NATAL PLUM	5 GAL
EROMOPHILA MACULATA "VALENTINE" "VALENTINE"	5 GAL
MUEHLBERGIA RICCHIA DEER GRASS	5 GAL
HESTERALOE PARVIFLOA RED TUCCA	5 GAL
LEUCOPHYLLUM LANDMANIAE "NO BRAVO" SAGE	5 GAL
RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL
GROUNDCOVERS	
JUSTICIA SPICIGERA MEXICAN MONETBUCKLE	1 GAL
LANTANA N. "NEW GOLD" NEW GOLD LANTANA	1 G @ 3'OC
WEDELIA TRILOBATA YELLOW DOT	1 G @ 3'OC
VERBENA PULCHELLA ROCK VERBENA	1 G @ 3'OC

GENERAL NOTES

- ALL PLANTING AREAS TO HAVE DECOMPOSED GRANITE, EXPRESS BROWN, 1/2" SCREENED, 2" THICK, TYP. GRANITE EXPRESS OR EQUIV. APPLIED OVER PRE-EXISTING 1/2" ASP. SPEC. 2 APPLICATIONS, MIN.
- VERIFY ALL CONDITIONS IN FIELD PRIOR TO BEGINNING/INSTALLATION. DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION IN WRITING. NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT TO APPROVE ALL TREES AND SHRUBS PRIOR TO DELIVERY TO SITE.
- LANDSCAPE ARCHITECT OR HIS REP RESERVE THE RIGHT TO REVISE ANY PLANT SPECIES BEING UNACCEPTABLE FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE SWS AND THE SITE. THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS. PLANT LIST/OTS PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANT TAKE PRECEDENCE.
- FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
- GROUNDCOVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
- ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAIN AWAY FROM ALL STRUCTURES.
- ALL UNDERGROUND CONDUITS/PIPES/UTILITIES ARE TO BE LOCATED PRIOR TO BEGINNING.
- ALL MATERIAL TO BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT IS SHOWN ON THE PLANS OR NOT.
- LANDSCAPE ARCHITECT TO APPROVE PLACEMENT OF TREES, SALVAGED MATERIAL AND Boulders PRIOR TO INSTALLATION.
- ALL Boulders TO BE "SURFACE SELECT" GRANITE, SIZE PER PLAN UNLESS OTHERWISE NOTED.
- ALL TREES TO BE 1"-3" BOWER ROCK TOP.
- ALL DOWNSPOUTS / SCUPPERS TO HAVE 3"x6", 6"x6" BOWER ROCK.
- LANDSCAPE CONTRACTOR RESPONSIBLE TO DEMO ALL EXISTING PLANT MATERIAL NOT SHOWN TO REMAIN.
- ANY EXISTING PLANT MATERIAL NOT SHOWN TO REMAIN IS TO BE REMOVED BY CONTRACTOR.

CITY OF SCOTTSDALE NOTES

- AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS/GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE.
- A MINIMUM OF 50% OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE 12, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE 12, SECTION 3.100.
- A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE THE FINISHED GRADE ADJACENT TO THE TRUNK.
- A TREE'S CALIPER SIZE, FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.
- A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 8" ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6" ABOVE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SOIL.
- AREA WITHIN THE SIGHT VISIBILITY TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT REIGNS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM THE NEAREST STREET LINE ELEVATION.
- NO CURB AREAS ARE TO BE PROVIDED.
- RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, Boulders, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
- ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE-FEET OR MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
- TURF SHALL BE LIMITED TO THE MAXIMUM AREA SPECIFIED IN SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE AND SHALL BE SHOWN ON LANDSCAPE PLANS SUBMITTED AT THE TIME OF FINAL PLANS.
- NO LIGHTING IS APPROVED WITH THE SUBMITTAL.
- THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY/LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.
- NO TREES, BUSHES OR WALLS WITHIN A 3'-0" RADIUS OF ALL FIRE HYDRANTS AND/OR FIRE DEPARTMENT CONNECTIONS.

G.C. FLANAGAN
ASSOCIATESG.C. FLANAGAN
ASSOCIATES
1001 N. 10TH AVE.
SUITE 100
SCOTTSDALE, AZ 85257

Tenant Improvement
Drs. Beth Vander Schaaf & Douglas Beischel
7342 East Thomas Road
Scottsdale, Arizona 85251

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Fifer
DESIGN STUDIO

121 N. JUANITA AVE. #218
MESA, ARIZONA 85201
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480.732.3719 FAX

REVISIONS:

<input type="checkbox"/> DESIGN STAFF	<input type="checkbox"/> DESIGN DEVELOPMENT
<input type="checkbox"/> DESIGN REVIEW SHEET	<input type="checkbox"/> PRELIMINARY
<input type="checkbox"/> VARIANCE SHEET	<input type="checkbox"/> CITY APPROVAL
<input type="checkbox"/> CONSTRUCTION SET	<input type="checkbox"/> DESIGN SET

DATE: August 4, 2005
JOB NO: 7529055ISSUED: 2005
10/27/2005

L1.0

LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CASE NUMBER: APPROVED BY: DATE:

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN
AND ANY AND ALL CHANGES WILL BE MADE IN WRITING. LANDSCAPE
INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES
BEFORE CERTIFICATE OF OCCUPANCY IS ISSUED.

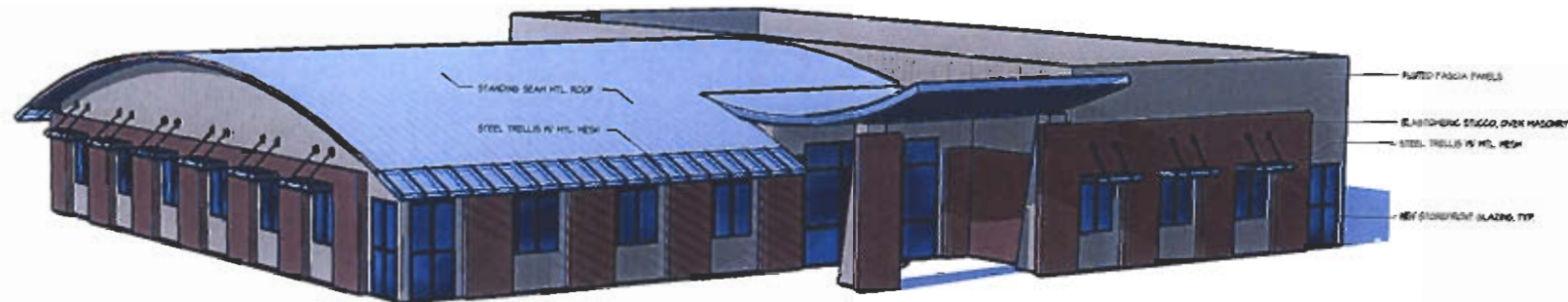
86-DE-2005
REV: 10/27/2005

ALL LANDSCAPING AREAS AND
MATERIALS INCLUDING TREES
LOCATED IN THE RIGHT-OF-WAY
SHALL BE MAINTAINED IN A HEALTHY
STATE TO REMAIN UNLESS
CONCURRENCE THIS SHALL BE
THE RESPONSIBILITY OF THE
OWNER.

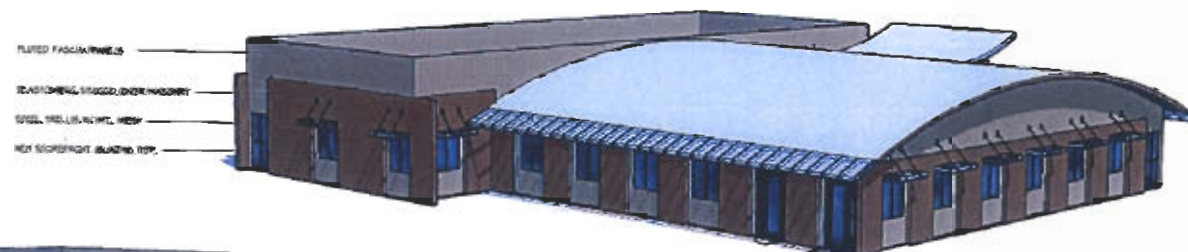
86-DR-2005
REV: 10/27/2005



6 PERSPECTIVE VIEW AT SWC



4 PERSPECTIVE VIEW AT NEC



5 PERSPECTIVE VIEW AT SEC



6 PERSPECTIVE VIEW AT NWC

MATERIAL / PAINT LEGEND AND NOTES	
1	SEE EXISTING BUILDING FOR MATERIALS AND FINISHES
2	SEE EXISTING BUILDING FOR MATERIALS AND FINISHES
3	SEE EXISTING BUILDING FOR MATERIALS AND FINISHES
4	SEE EXISTING BUILDING FOR MATERIALS AND FINISHES
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9	SEE EXISTING BUILDING FOR MATERIALS AND FINISHES
10	SEE EXISTING BUILDING FOR MATERIALS AND FINISHES

THIS DESIGN STUDIO, INC. IS A REGISTERED ARCHITECTURAL FIRM. THE ARCHITECT HAS PREPARED THE ARCHITECTURAL DRAWINGS FOR THE PROJECT. THE ARCHITECT HAS NOT CONDUCTED A VISUAL QUALITY REVIEW OF THE PROJECT. THE ARCHITECT HAS NOT CONDUCTED A VISUAL QUALITY REVIEW OF THE PROJECT. THE ARCHITECT HAS NOT CONDUCTED A VISUAL QUALITY REVIEW OF THE PROJECT.

Tenant Improvement
Dr. Beth Vander Schaaf & Douglas Belschel
7342 East Thomas Road
Scottsdale, Arizona 85251



Fifer

DESIGN STUDIO
1111 N. JORDAN AVE., SUITE 100
MESA, ARIZONA 85201
TEL: 480.944.1111 FAX: 480.944.1111

REVISIONS:
CORRECTIONS TO DISCREPANCIES
CORRECTIONS TO DISCREPANCIES

DATE: 10/27/05
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

FILE: 86-DR-2005
SHEET: 18717-07
DATE: October 27, 2005
JOB NO: 18717-07

A70

Tenant Improvement
Eth Vander Schaaf & Douglas Baischel
7342 East Thomas Road
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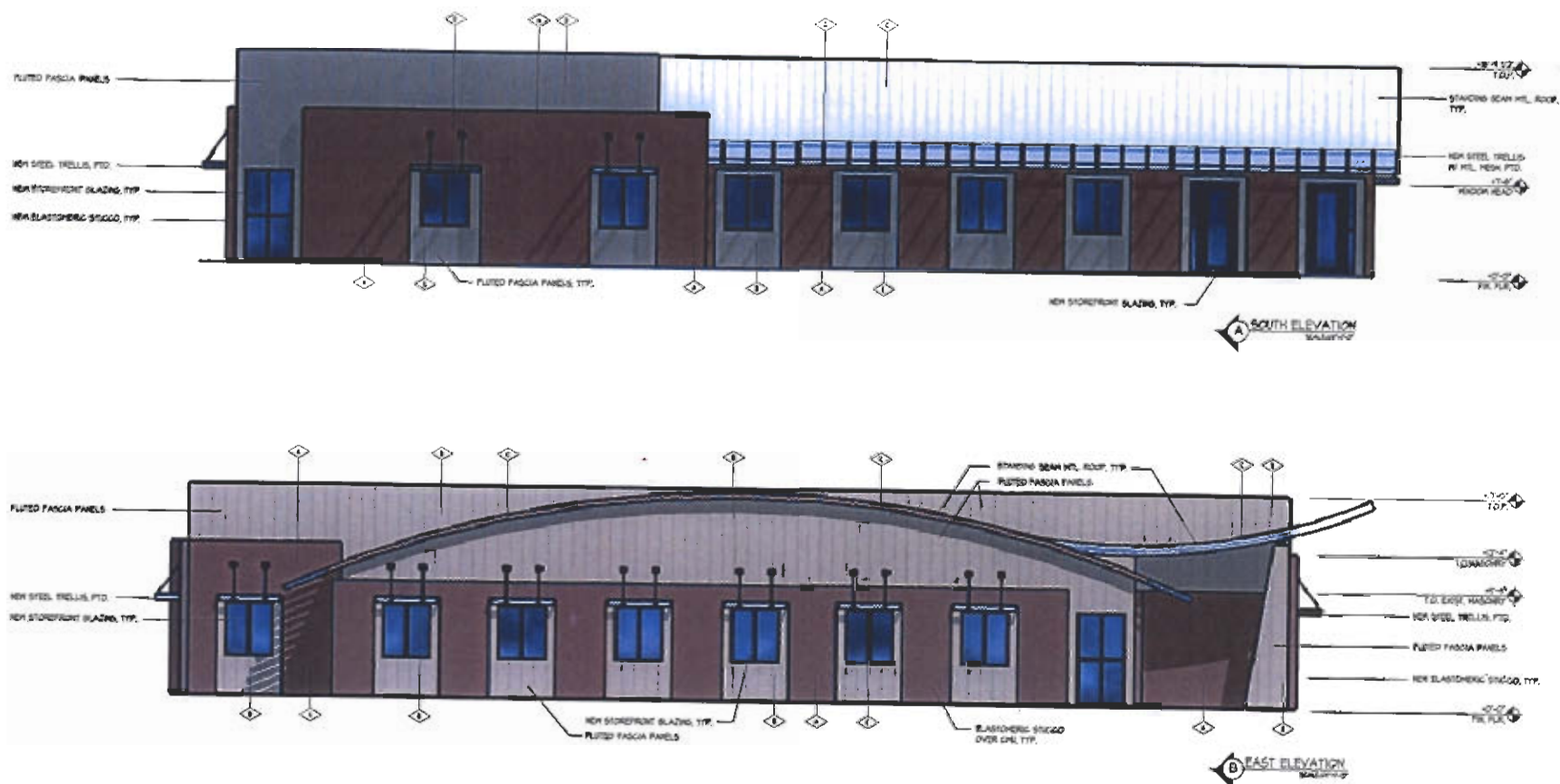
REVISOR
 DIVISION DE SUBMITTAL
 DIVISION DE SUBMITTAL

☐ MULTIPLE CHOICE
☐ DEFINITION/EXAMPLE
☒ EXPLAIN ADVISE SHOW
☐ NO ANSWER
☐ EVALUATE SUBJECT
☐ CITY SUBMITTING
☐ CONFIRMATION ISSUE

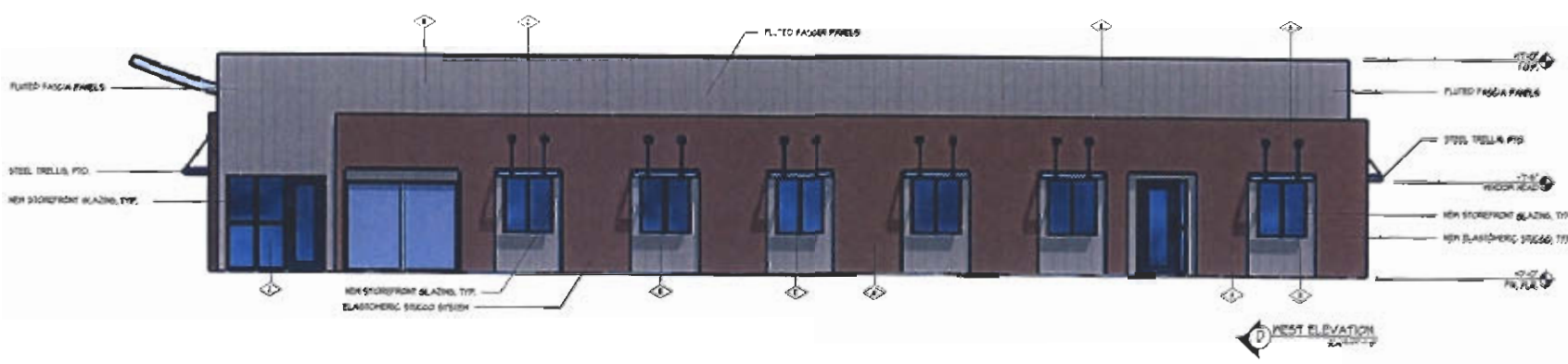
DATE: 10/10/2008
CITY: 10/10/2008

TITLE: ELEVATIONS
SCALE: 1/8"=1'-0"
DATE: October 21, 2009
JOB NO: P509255

A71



MATERIAL / PAINT LEGEND AND NOTES	
	NEW BRICKWORK: BRICKS SPACING COLOR: DARK REDDISH BROWN - TERRAZZO
	NEW PLASTER: FALCONI SANDY COLOR: OFFWHITE "TERRAZO PAST"
	EXISTING LIGHT GREY ROOFING FLASHING @ 8' DIA. BELOW "TERRAZZED" SURFACE
	NEW BRICK TROUSERS IN HTL. AREA, EPG.
	SLABING IN "X"



MATERIAL / PAINT LEGEND AND NOTES	
1	NEW STANDING SEAM METAL ROOF
2	NEW FLUTED FASCIA PANELS
3	NEW STOREFRONT GLAZING, TYP.
4	NEW ELASTOMERIC STRIPCO, TYP.
5	NEW ELASTOMERIC STRIPCO SYSTEM
6	NEW ELASTOMERIC STRIPCO SYSTEM
7	NEW ELASTOMERIC STRIPCO SYSTEM
8	NEW ELASTOMERIC STRIPCO SYSTEM
9	NEW ELASTOMERIC STRIPCO SYSTEM
10	NEW ELASTOMERIC STRIPCO SYSTEM

THIS SET OF DRAWINGS IS PREPARED BY THE ARCHITECT FOR THE OWNER'S USE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE ARCHITECT'S WRITTEN PERMISSION. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS.

Tenant Improvement
Drs. Bath Vander Schaaf & Douglas Belschel
 7942 East Thomas Road
 Scottsdale, Arizona 85251



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 DESIGN STUDIO
 100 N. JUANITA AVE. #100
 SCOTTSDALE, ARIZONA 85251
 480.726.2041 PHONE
 480.726.2149 FAX

REVISIONS:
 1. REVISED FOR SUBMITTAL
 2. REVISED FOR SUBMITTAL

1	OWNER APPROVED
2	OWNER REVIEWED
3	PLC REVIEW
4	ENGINEER REVIEW
5	ARCHITECT REVIEW
6	CONSTRUCTION REVIEW
7	OWNER REVIEW
8	OWNER REVIEW
9	OWNER REVIEW
10	OWNER REVIEW

TITLE: ELEVATIONS
 SCALE: 1/8" = 1'-0"
 DATE: October 21, 2009
 ADO NO. 7506205

A72

Dr's. Vander Schaaf & Beischel
7342 E. Thomas
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|---|---|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.

 <u>AS SHOWN</u>
 <u> </u>
 <u> </u></p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:
 <input checked="" type="checkbox"/> A. KNOX BOX
 <input type="checkbox"/> B. PADLOCK
 <input type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16") TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF <u>exist</u> AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)
 <input type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 <input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|---|---|

20. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☐ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☐ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**
- ☐ **C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.**
- ☐ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:**
- ☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.**
- ☐ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Dr.s Vander Schaaf & Douglas Beischel Case 86-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Fifer Architects with a city staff received date of 10/27/2005.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Fifer Architects with a city staff received date of 10/27/2005.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by G.K. Flanagan & Associates with a city received date of 10/27/2005.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
3. All exterior conduit and raceways shall be painted to match the building.
4. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
5. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
6. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
7. Dooley wall fencing shall not be allowed.
8. All walls shall match the architectural color, materials and finish of the building(s).

SITE DESIGN:

DRB Stipulations

9. Current access locations to remain in place. Applicant shall not relocate, alter, or add any curb cuts without separate approval from City staff.

ATTACHMENT B

ORDINANCE:

- A. *There is one (1) existing non-conforming situation on this property. The applicants request is considered a "reasonable alteration or repair to an existing non-conforming property or building". Therefore, this issue does not need to be corrected at this time but may surface as a compliance issue in the future. Ordinance requirement: 24% of the net lot area is required as open space. Existing condition: The site contains 17% open space.*
- B. *The applicant shall process a land assemblage for subject parcels prior to issuance of the building permits.*

LANDSCAPE DESIGN:**DRB Stipulations**

10. Identify sight visibility triangles on final landscape plan. Any trees located in sight visibility triangles must be mature with a minimum distance of 7 feet from top of sidewalk to bottom of tree canopy.
11. Boulders, if provided, must setback a minimum distance of 10 feet from edge of roadway.
12. Identify existing on-site retention area on final landscape plan and provide landscaping every 7 feet to match the rest of the site.
13. No trees may be in public utility easements. Provide a minimum 7-foot separation from any water or sewer line. A minimum of ten feet of separation is also required from a transformer location. Show, label, and dimension all existing easements, utility lines, and transformer boxes on the final plans submittal.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

14. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.
15. The individual luminaire lamp shall not exceed 250 watts.
16. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
17. All exterior light poles, pole fixtures, and yokes shall be a flat black or dark bronze.
18. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

19. Pole height shall not exceed 20 feet.
20. The maintained average horizontal illuminance level, at grade on the site, shall not exceed 2.5 foot-candles.
21. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10 foot-candles. All exterior luminaries shall be included in this calculation.

VEHICULAR AND BICYCLE PARKING:**DRB Stipulations**

22. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.
23. Final site plan shall show a total of one (1) handicap accessible space, located in close proximity to the building entrance.

ADDITIONAL PLANNING ITEMS:**DRB Stipulations**

24. No exterior vending or display shall be allowed.

25. Flagpoles, if provided, shall be one piece, conical, and tapered.
26. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:

Ordinance

- C. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were 44-ZN-1965 and 20-DR-1976.*

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

27. Preliminary Grading and Drainage Report dated 10/6/05, prepared by Metro/Land Consultants, LLC, dated 10/5/05 by City Staff.
28. Site Plan, dated 8/4/05, prepared by Fifer Design Studio, dated 10/27/05 by City Staff.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

29. A final drainage statement shall be submitted to discuss drainage design and stormwater management of the proposed improvement.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage statement and plan.
30. Basin Configuration:
 - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
 - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
 - c. Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
 - d. Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
 - e. Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - f. Off-site runoff must enter and exit the site as it did historically.
31. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
 - a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- D. Prior to final plan submittal, a Stormwater Storage Waiver Request shall be submitted to One Stop Shop for review and approval by the City's Stormwater Management.
- E. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage statement, subject to City staff approval.
- F. Underground Stormwater Storage:
 - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.

G. Street Crossings:

- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:**DRB Stipulations**

32. Site access is provided by existing driveways on Civic Center Plaza.

Ordinance

- H. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

INTERNAL CIRCULATION:**DRB Stipulations**

33. The developer shall provide a minimum parking-aisle width of 24 feet.
34. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

- I. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

DRB Stipulations

35. Sight distance easements shall be dedicated over sight distance triangles.
- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
36. Vehicular Non-Access Easement:
- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on N. Civic Center Plaza and Thomas Road except at the approved driveway location.
37. Indemnity Agreements:
- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance**J. Drainage Easement:**

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

K. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

L. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

REFUSE:**DRB Stipulations**

38. One refuse enclosure is required for this site. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1.

39. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance**M. Refuse enclosures are required as follows:**

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- (3) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

For larger sites, an additional enclosure shall be required for each building space increase up to 20,000 SF, as shown above. For commercial buildings that include one or more restaurants, one refuse enclosure must be dedicated to each restaurant in addition to the number of enclosures needed based on the square footage of the commercial building, as shown above.

N. Underground vault-type containers are not allowed.**O. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.****P. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.****WATER AND WASTEWATER STIPULATIONS**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

40. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:

DRB Stipulations

Ordinance

Q. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:

DRB Stipulations

Private Sewer System

41. On-site sanitary sewer shall be privately owned and maintained.

Service Connections to the Main.

42. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

LOCATION & CLEARANCE.

R. Privately owned sanitary sewer shall not run parallel within the waterline easement.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

As-Built Plans.

43. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

S. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]